

FIXED PRICE £260,000

54 Fishers Road  
Port Seton, EH32 0ET

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Solicitors & Estate Agents



- Semi detached villa in a popular sought after street
- Bright entrance hall, living room
- Modern Fitted kitchen/diner
- Four generous bedrooms
- Modern downstairs shower room
- Partial electric heating, double glazing
- Well maintained gardens to front, side and rear. Shared driveway
- EPC Band E, Council tax band C

### Description

Situated in a popular sought after street, this is a spacious (100m sq) semi detached villa, offering flexible family accommodation. The property benefits from partial electric heating and full double glazing. The accommodation, all in good decorative order comprises, on the ground floor a bright entrance hall, living room with electric fire set with marble hearth, modern fitted kitchen/diner with appliances and a modern part panelled shower room with two piece white suite and walk in shower cabinet with electric shower. Upstairs there are four generous bedrooms, one with fitted storage.





### Location

Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with attractive working harbour. It is a quiet yet convenient setting only 5 miles from the centre of Musselburgh and is within easy reach of Edinburgh City Centre. Port Seton has historic interests and has proved a popular choice with discerning purchasers of all age groups. There are social and recreational amenities including a community centre and shopping facilities as well as being close to Cockenzie primary school. Regular bus services operate and fast main roads lead to all surrounding areas via the A1 and Edinburgh City Bypass, which connects quickly and easily motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley.

### Gardens and parking

To the front of the property is a well maintained, paved and pebbled garden with a chipped, shared driveway leading to the rear and offering off street parking. There is a fully enclosed, well maintained rear garden with a paved patio and lawn.

### Extras

The fitted floor coverings, blinds, electric cooker, fridge/freezer, automatic washing machine and tumble dryer are included within the sale price.

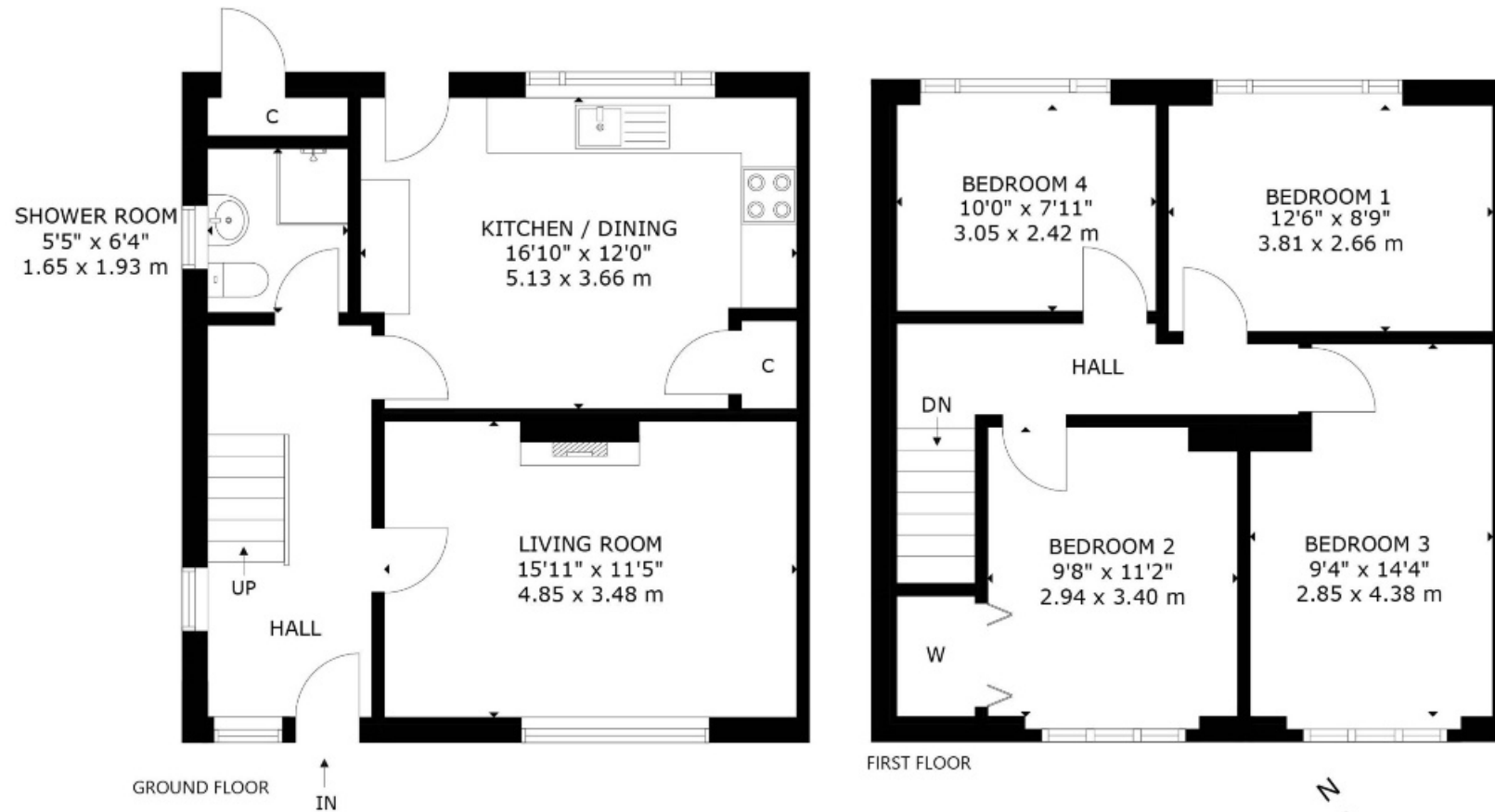
### Home Report

The property is valued at £265,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone Agents on 0131 665 3131.





54 FISHERS ROAD, PORT SETON, EH32 0ET  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,087 SQ FT / 101 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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